

# TENANT AND STUDENT LETTINGS FEES

## SECURITY DEPOSIT

**The equivalent of one month's rent.** A refundable payment which will be returned at the end of the tenancy subject to a check-out inspection determining any relevant deductions to be taken from the deposit.

## SECURITY DEPOSIT WITH PET

**The equivalent of two month's rent.** A refundable payment which will be returned at the end of the tenancy subject to a check-out inspection determining any relevant deductions to be taken from the deposit.

## SECURITY DEPOSIT FOR INTERNATIONAL STUDENTS WITHOUT A UK-BASED GUARANTOR

**The equivalent of two month's rent.** A refundable payment which will be returned at the end of the tenancy subject to a check-out inspection determining any relevant deductions to be taken from the deposit.

## REPOSIT (DEPOSIT REPLACEMENT SCHEME)

A non-refundable payment directly to Reposit **equal to one week's rent**. The landlord is then covered by an insurance scheme. Subject to a check-out on the property/room determining whether damages have occurred, Reposit will pay the landlord for these costs and will be expected to be reimbursed by the tenant.

## LOSS OF KEYS AND REPLACEMENT

**£40.00 inc VAT.**

If locks are also required to be changed, the extra cost will also be attributed to the tenant on a case-by-case basis.

## LATE PAYMENTS

**£30.00 inc VAT**

Will be issued for each digital reminder of overdue rent. The first reminder is to be issued no earlier than 3 days after rent became due and on a weekly basis thereafter.

## LATE GUARANTOR FORM

**£30.00 inc VAT**

Will be issued for each digital reminder of an overdue guarantor form. The first reminder is to be issued no earlier than 10 days after rent became due and on a monthly basis thereafter. Keys to the property will not be released without a fully completed guarantor form and supporting docs.

## REMOVAL OF ITEMS/RUBBISH LEFT IN PROPERTY

**£50.00 inc VAT (minimum)** for the removal of each TV or piece of furniture left behind in the property and an additional **£5.00 inc VAT** per black bag left at the property. This is to cover the cost of a contractor to visit the property to clear and dispose of the leftover items.

## SMOKING AND/OR VAPING IN THE PROPERTY

**£50.00 inc VAT (minimum)** will be charged each time evidence of smoking or vaping is found in the property. The tenant(s) will also bear the cost for having carpets, curtains, and/or any other furniture professionally cleaned.

## FIRE SAFETY EQUIPMENT

A charge of **£50.00 inc VAT** for any evidence of misuse or interference of the fire safety equipment present in the property.

## UNAUTHORISED PETS

**£50.00 inc VAT (minimum)** for any evidence of an unauthorised pet of any kind being kept in the property. The tenant(s) will also bear the cost for any repairs, damages and/or cleaning as a result of keeping a pet at the property.

## DAMAGE TO FIRE DOORS

**£420.00 inc VAT** will be charged for each instance of any damage to any fire door.

## VERMIN

**£132.00 inc VAT** will be charged if vermin have been attracted to the property due to the uncleanliness of the property.

## OUT OF HOURS SERVICE CHARGE

**£55.00 inc VAT**

Where actions of the tenant results in the agent (or nominated contractor) attending the property, the tenant is charged at the above rate for the first hour and **£45.00 inc VAT** per hour thereafter.

## GARDEN WEEDS

The cost of clearing the garden of weeds will be attributed to the tenant(s) should the Agent deem that the weeds have overgrown due to tenant negligence.